LOTS 3 CROSS CREEK ESTATES
S/D. WD 1096-2193, SWD 1114-1827,ASSIG AFD 1184-1522

ROWE JOHN
991 SW ROSSBOROUGH CT #101
LAKE CITY, FL 32025

2026

06-4S-17-08020-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

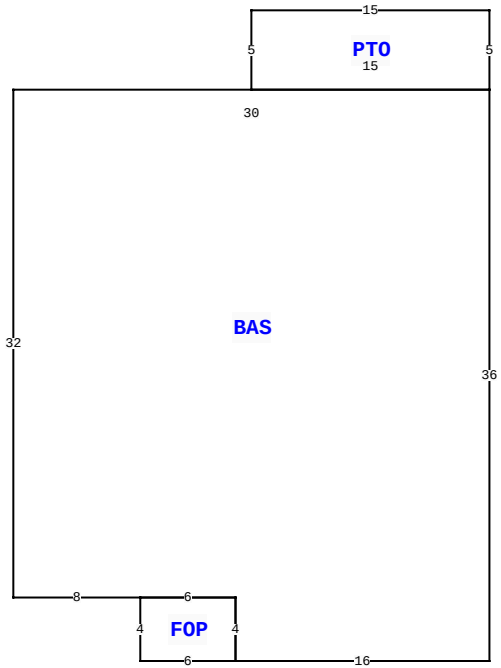
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Common Wall		30 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		1 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	80,219
FOP	24	30		7	549
PTO	75	5		4	314
TOTALS	1,123			1,035	81,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,035	116.0640	118.39	122,534	1992	1992	0	0	0	33.83	66.17

1 TOWNHOUSE 100% - 2010 Heated Area: 1024 HX Base Yr 2010



991 SW ROSSBROUGH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		81,081
TOTAL MARKET OB/XF VALUE		225
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		103,806
SOH/AGL Deduction		39,946
ASSESSED VALUE		63,860
TOTAL EXEMPTION VALUE	HX HB	38,860
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044254	Roof Replacement	6,954	04/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1184/1522	11/04/2009	AG	U	I	40	110,700
GRANTOR: VIVIAN JEAN ROWE						
GRANTEE: JOHN ROWE						
1096/2193	9/15/2006	AG	Q	I	01	125,000
GRANTOR: FORREST W & MARILYN K						
GRANTEE: VIVIAN JEAN ROWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N36 PTO= N5 W15 S5 E15$ W30 S 32 E8 FOP= S4 E6 N4 W6$ E6 S4 E16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	

LAND DESCRIPTION

TOTAL OB/XF 225

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF	-244.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 08/02/2022 BY JS Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS